

Property at 00046 MOUNTAIN ESTATES DR

Prop ID 3220046

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Administrative Information

Owner name: ZHANG XIAOYAN &
 Second name: TANG HAIBO
 Address: 46 MOUNTAIN ESTATES DR
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 3220046 Neigh.: Zone: RU2A Vol: 655 Page: 387

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Dwelling	1.00	333,580

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Feb-2013
 Sale price: 590,000
 Sale valid:

Values

Mkt value :
 Cost value: 666,843

Summary

Total assessments	466,790
Total exemptions	
Net assessment	466,790

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.1302
 Mkt/sale :
 Assmt/sale: .7912

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	175,000	175,000		175,000	122,500
Primary Site		87,120					
RES	12	2.040	7,500	15,300		15,300	10,710
Residual		88,862					

4.040 acres

Total land value

190,300

133,210

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	23	Attached 3 car	Half Baths	3
Area Over Gar.	05	Half Story Finis	Masonry trim sf	500
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,000
Interior Cond	04	Average	Whirlpools	1
Exterior Cond	04	Average	Living area	4,561
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1981	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,821	424,630
Basement	Full			
Heating	Yes	A/C Yes		12,120
Plumbing	3 F/B	3 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				179,917
Other Features	Mason Trim	WB Stks	RR	46,491

Sub-Total				687,658
Grade	B	Factor 1.2600		866,449
CDU		C&D Factor 1.00		866,449
Depreciation		45 %		476,547
		Computed cost value @ 70%		333,583

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,040	46,594
L Living Area	FATT Full finished attic	1,040	37,563
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	BSMT Basement addition	336	6,192
L Living Area	AIR Air conditioning	336	1,021
L Living Area	AIR Air conditioning	640	1,946
P Porches, Patios, Decks	DECK Wood deck	708	18,755
P Porches, Patios, Decks	DECK Wood deck	32	848
L Living Area	OVER Frame Overhang	13	1,191
L Living Area	OVER Frame Overhang	8	733
P Porches, Patios, Decks	FEFF Frame enclosed first	231	22,029
L Living Area	OVER Frame Overhang	50	4,579

Total additions 179,917

